

FLORENCE TOWNSHIP PLANNING BOARD

RESOLUTION NO. P.B.-2018-18

Application PB#2018-04

**RESOLUTION OF MEMORIALIZATION
APPLICATION OF PRIMESTONE PROPERTIES, LLC
BLOCK 163.02 LOT 13.02
HIGHWAY COMMERCIAL ZONING DISTRICT
PRELIMINARY and FINAL MAJOR SITE PLAN
APPROVAL**

Completeness Determination:	June 26, 2018
Application Decided:	July 24, 2018
Resolution Memorialized:	August 28, 2018

WHEREAS, Primestone Properties, LLC has made application to the Florence Township Planning Board for preliminary and final major site plan approval concerning a 1.71 acre parcel located on Hunt Circus Drive, and known on the official Tax Maps of the Township of Florence as Lot 13.02 of Block 163.02, to allow construction of a four-story, 82 room “Tru” Hilton Hotel with an accessory market for food, snacks, alcoholic and other beverages, and convenience items, along with associated site improvements;

WHEREAS, the applicant is represented by John Gillespie, Esquire, of Parker McCay;

WHEREAS, the applicant is the owner of the subject property;

WHEREAS, upon a finding that its jurisdiction was proper, the Board reviewed administrative completeness of the application at the Board’s June 26, 2018 regular meeting, granted waivers of certain ordinance checklist submission requirements as specified and recommended in the Board Engineer’s letter of June 21, 2018 and his testimony in the course of the hearing, found the application administratively complete, and adjourned the substantive hearing on the application to the time and date certain of the Board’s July 24, 2018 regular meeting;

WHEREAS, the Board opened the public hearing on the substance of the application at the Board's July 24, 2018 regular meeting;

WHEREAS, the applicant's Engineer, Robert Stout, PE, of Stout & Caldwell, LLC appeared, was sworn, was accepted as an expert in the fields of site and civil engineering by the Board, and offered his testimony in support of the application;

WHEREAS, Hiren Patel, Managing Member of the applicant, appeared, was sworn, and also offered his testimony, along with the arguments and representations of counsel in support of the application;

WHEREAS, the Florence Township Planning Board has made the following findings of fact and conclusions of law:

Findings of fact:

1. The applicant is the owner of the subject property, and therefore has standing to bring this application before the Board.
2. Application has been made for preliminary and final major site plan approval concerning a 1.71 acre parcel located on Hunt Circus Drive, and known on the official Tax Maps of the Township of Florence as Lot 13.02 of Block 163.02, to allow construction of a four-story, 82 room "Tru" Hilton Hotel with an accessory market for food, snacks, alcoholic and other beverages, and convenience items, along with associated site improvements. The proposed building will have an 11,556 sq. ft. footprint. Site improvements will include a 10' x 10' shed for storage of site maintenance supplies and equipment.
3. Approvals concerning the subject property and adjoining Lot 13.01 were granted by the Zoning Board of Adjustment by way of its Resolutions 2008-28, 2008-33 and 2008-34. The two Lots are no longer in common ownership, and the owner of the subject property has abandoned those prior approvals which relied upon coordinated development of the two Lots.
4. The subject property lies in the Township of Florence Highway Commercial Zone District and Route 130 Redevelopment Area. Development is governed by the

standards set forth in the “Primestone Properties, LLC Hunt Circus Drive Redevelopment Plan”, in which the proposed hotel use is permitted as-of-right.

5. The applicant has submitted proof of service and proof of publication of proper notice of the preliminary and final major site plan hearing, and the Board has jurisdiction to hear these applications.
6. The applicant has submitted the following documents in support of its application:
 - a. A completed Township of Florence Land Development Application;
 - b. Completed Township of Florence Preliminary and Final Major Site Plan Application Checklist of Submission Requirements;
 - c. Proof that no taxes were due on the subject property at the time of the application;
 - d. Township of Florence Certified List of Property Owners within 200’;
 - e. A series of site plan drawings comprised of 10 sheets prepared by Stout & Caldwell, LLC Associates dated June 8, 2018 and revised through June 29, 2018;
 - f. Architectural plans comprised of three sheets showing floor plans and exterior elevations of the proposed building prepared by Dever Architects, and undated;
 - g. Stormwater Management Report prepared by Stout & Caldwell, LLC Associates dated May, 2018 and revised through June 2018;
 - h. Operations and Maintenance Manual for Stormwater Management Facilities prepared by Stout & Caldwell, LLC Associates dated June 2018;
 - i. Traffic Impact Statement prepared by French & Parrello, dated 12/20/17;
 - j. Environmental Impact Statement prepared by Stout & Caldwell, LLC Associates dated June 2018;
 - k. Municipal Services and Utilities Statement prepared by Stout & Caldwell, LLC Associates dated June 2018;
 - l. Vesting Deed dated August 30, 2017;
 - m. Copies of the easements and deed restrictions for the overall Hunt Circus Drive development that encompasses the Wawa and Burger King sites, the subject property and adjoining Lot 13.01 (which remains undeveloped).

- n. Submission cover letter dated June 8, 2018 prepared by the applicant's counsel;
 - o. Revision submittal letters from Stout & Caldwell dated June 27, 2018;
 - p. A colored aerial view of the site and surrounding properties (photography dated 2014), introduced and entered into evidence in the course of the public hearing as Exhibit A-1;
 - q. A color rendering of the submitted landscape plan sheet, introduced and entered into evidence in the course of the public hearing as Exhibit A-2;
 - n. A color rendering showing the front and side elevations of the proposed hotel building and site as seen from Hunt Circus Drive, introduced and entered into evidence in the course of the public hearing as Exhibit A-3;
 - o. Application and Escrow Fees in accord with ordinance requirements;
 - p. An executed Escrow Agreement;
 - q. Form W-9 Request for Taxpayer Identification Number and Certification;
 - r. Executed corporate ownership disclosures in the form required by statute.
7. The Board's Planner, Barbara Fegley, AICP, PP, of Environmental Resolutions, Inc., Engineers, Planners, Surveyors, Scientists, submitted review letters commenting upon the application dated June 20, 2018 and July 11, 2018 which are hereby incorporated into the record.
 8. The Board's Engineer, Hugh Dougherty, P.E., C.M.E. of Pennoni Associates, submitted review letters dated June 21, 2018 and July 9, 2018 commenting upon the application which are hereby incorporated into the record.
 9. The Township's Fire Code Official, Brian Richardson, submitted a review letter commenting upon the application and supporting submissions dated July 11, 2018 which is hereby incorporated into the record.
 10. The Township's Chief of Police, Brian Boldizar, submitted a review dated July 10, 2018 commenting upon the application and supporting submissions which is hereby incorporated into the record.
 11. Approval of the submitted site plans would not require any variances or design exceptions from the standards of the applicable Redevelopment Plan.
 12. The proposed building is in accord with bulk requirements.

13. 74 automobile parking spaces are required and 86 are being provided.
14. Allowable impervious lot coverage is 75% and 69% is proposed.
15. The two façade signs and two freestanding signs comply with applicable standards.
16. The proposed directional “entrance” and “exit” signs also comply.
17. Trash and recyclables will be stored in a masonry enclosure with solid gates at the rear of the site and removed by commercial hauling companies.
18. Site lighting has been designed using 16’ tall standards and downward directed lights that assure that there will be adequate lighting and no light spillage at the front or side of the property.
19. The proposed landscaping design is in accord with the requirements of the Redevelopment Plan.
20. The proposed stormwater management measures comply with applicable ordinances and NJDEP Regulations. Stormwater management requirements are addressed by tying into the common stormwater basin that serves all of the Hunt Circus Drive properties (which fulfills only requirements concerning control of water quantity since it was approved prior to adoption of NJDEP’s 2004 Stormwater Regulations), and use of an onsite basin that fully addresses current standards for infiltration, water quality.
21. Mr. Patel testified that the “Tru” hotel concept provides smaller rooms (200 sq. ft.) and larger public spaces that are designed to appeal to “Millennial” travelers. The hotel is not intended for long-term stays: a maximum of one week is expected to be typical. The public space will include a Business Center with facilities for private phone calls and work areas (but not an area for holding conferences), a pool table and/or foosball table, and theater seating.
22. Mr. Patel further testified that the proposed Market would be in the center of the hotel lobby on the first floor in the immediate vicinity of the circular “front” desk and breakfast service area. The Market will not be advertised to non-guests: for example there will be no outdoor signage announcing the presence of the Market. The primary purpose of the Market is to provide necessities and conveniences for guests, not the general public, but members of the public not staying in the hotel will be allowed to trade there. The Market will be staffed 24/7 by the same attendant who mans the front desk of the hotel, but liquor sales will be governed by the time limits of local

ordinances governing such sales notwithstanding that other items will be for sale at all hours.

23. Mr. Patel explained that there will be 24/7 surveillance throughout the site and building.
24. With regard to deliveries, Mr. Patel testified that the items sold in the Market will be delivered as needed, the included breakfast will arrive pre-made once a week, janitorial supplies will be delivered once every two to three weeks. All deliveries will be in panel vans or straight trucks, not tractor trailers, and will typically be through the front doors of the hotel. There will be an onsite commercial laundry for the hotels own linens, so there will not be regular deliveries associated with laundry services.
25. Mr. Patel related the "Travel with Purpose 2030" program of the Hilton chain which seeks to reduce the wastes sent to landfills by reducing, revising and recycling.
26. The applicant's representatives agreed on the hearing record to comply with the recommendations set forth in the Township Fire Official's letter of July 11, 2018, and the plan detail and design comments set forth in the review letter of the Board Engineer dated July 9, 2018.
27. No public comment was offered on the proposed development.

Conclusions of Law:

The Board finds that the proposed development (upon fulfillment of the conditions of approval) will fully comply with the standards of the applicable Redevelopment Plan.

The applicant has complied with the application requirements and procedures of the Board for approval of such development. Therefore, the proposed preliminary and final major site plan should be approved, subject to appropriate conditions as set forth below.

NOW, THEREFORE, BE IT RESOLVED by the Florence Township Planning Board in the County of Burlington and State of New Jersey that the application of Primestone Properties, LLC seeking preliminary and final major site plan approval concerning a 1.71 acre parcel located on Hunt Circus Drive, and known on the official Tax Maps of the Township of Florence as Lot 13.02 of Block 163.02, to allow construction of a four-story, 82 room “Tru” Hilton Hotel with an accessory market for food, snacks, alcoholic and other beverages, and convenience items, along with associated site improvements, be and hereby is, **APPROVED**, subject to the following conditions:

1. The Board has relied upon the testimony of the witnesses and factual findings discussed in the body of this Resolution, and such testimony and findings are incorporated as conditions of this approval as though set forth at length herein.
2. Compliance with the recommendations set forth in the Township Fire Official’s letter of July 11, 2018, and the plan detail and design comments set forth in the review letter of the Board Engineer dated July 9, 2018.
3. There shall be no overnight parking of heavy trucks (over 26,000lbs gvwt).
4. All taxes and escrow fees for professional review must be paid current and in full.
5. Compliance with all federal, state, county and local laws, rules, regulations and any other governmental approvals which may be required in implementation of this development, including but not limited to: Florence Township Water & Sewer Department, Florence Township Office of Construction Code Enforcement and Burlington County Planning Board. Copies of all applications, permits and certifications related to such approvals shall be filed with this Board. The applicant shall pursue with good faith and due diligence any and all additional approvals as may be required.
6. Any additional development on the subject property or any modification to any development pursuant to, or inconsistent with, this approval shall require approval of this Board.
7. If another governmental agency grants a waiver or variance of a regulation, affecting this approval or the conditions attached to it, then this Board shall

have the right to review that issue as it relates to this approval and these conditions and modify or amend the same.

8. Compliance by the applicant with Township ordinances, and State laws and regulations, pertaining to non-residential developers' affordable housing obligations, which are applicable to the subject development.
9. Any permits, deeds, easements, vacations, dedications, revised drawings or other documents related to this proposed development shall be approved by the Board attorney and Board engineer and filed with the appropriate authority. Proof of recording with the County Clerk shall be filed with this Board.
10. The applicant shall post a performance guarantee in an amount accepted by the Township Council after recommendation by the Board Engineer and in a form approved by the Board Engineer and Township Attorney.
11. Publication of a brief notice of this decision in the official newspaper of the municipality within 10 days of the date hereof.

The conditions of this approval shall run with the land and be binding on all successors in interest, purchasers and assignees. If this approval is not perfected within two years of the date hereof, or such extended date as may be provided by statute or Board action, this approval shall be void.

MOTION TO APPROVE PRELIMINARY and FINAL MAJOR SITE PLAN:

Moved by : Mr. Montgomery
Seconded by : Mr. Molimock
In Favor : Mr. Montgomery, Mr. Molimock, Mr. Morris, Mr. McCue,
Councilman Lovenduski, Mayor Wilkie, Chair Hamilton-Wood
Opposed : None
Recused : None
Absent : Mr. Mattson

MOTION TO ADOPT RESOLUTION:

Moved by : Mr. Molimock
Seconded by : Mr. Montgomery
In Favor : Mr. Molimock, Mr. Montgomery, Mr. McCue, Mr. Morris,
Councilman Lovenduski, Chair Hamilton-Wood
Opposed : None
Recused : None
Absent : Mayor Wilkie

FLORENCE TOWNSHIP PLANNING BOARD

Dated: 8/28/18


Mildred Hamilton-Wood, Chair

CERTIFICATION

BE IT REMEMBERED that the within written Resolution was duly adopted at a regular meeting of the Florence Township Planning Board held on August 28, 2018 and memorializes a decision taken by the Board on July 24, 2018.

Dated: 8/28/18


Wayne Morris, Secretary